



Flat 2 The Leaze, 9 Tors Road, Okehampton, Devon  
EX20 1EF

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A well presented ground floor apartment located in  
a popular edge of town location with parking

Town Centre 0.5 miles Exeter 24 miles

• Large Double Bedroom • Kitchen • Shower Room • Lounge/Dining  
Room • Parking Space • Communal Garden • Deposit - £790.00 • Available  
now, unfurnished, 12 months plus • Council Tax Band A • Tenant Fees apply

**£685 Per Calendar Month**

01822 619818 | [rentals.westdevon@stags.co.uk](mailto:rentals.westdevon@stags.co.uk)

**ACCOMMODATION INCLUDES**

**COMMUNAL ENTRANCE HALL**

Door to

**HALLWAY**

Telephone Entry System

**SITTING/DINING ROOM**

Bay window to front, 2 radiators

**14'1 x 13'9**

**KITCHEN AREA**

High specification kitchen with range of cream wall and base units with solid wood worktop. Stainless steel sink with built in wooden drainer, electric oven with ceramic hob with extractor above , integral washing machine. Cupboard housing Valliant gas boiler. Vinyl flooring

**10'2 x 5'7**

**BEDROOM**

Large double bedroom with views across the town. Bay window, radiator

**14'9 x 12'10**

**SHOWER ROOM**

An irregular shape. Fully tiled shower cubicle with shower, white WC and wash handbasin, storage cupboard. Heated towel rail, obscured window to rear, vinyl flooring

**8'11" x 3'11"**

**OUTSIDE**

To the rear of the property is a well tended communal garden area and a further lawned area at the front of property. There is one allocated parking space.

**SERVICES**

Mains gas, electric water and drainage

West Devon Borough Council Tax Band A

Broadband - services from Standard to Ultrafast are available via OpenReach (Data source - Ofcom. The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different)

Mobile - EE and O2 are likely to provide voice and data internally and externally. Vodafone and Three may be limited - Data source - Ofcom. Results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user and may be affected by network outages.

**SITUATION**

The property is located within the popular residential area of Tors Road, within close proximity of the town centre. Okehampton offers an excellent range of supermarkets, local and specialised shops, doctors surgery, dentist, hospital and schooling to A level standard. Numerous sports and leisure facilities, including cinema, leisure centre and swimming pool situated in the attractive setting of Simmons Park. The A30 dual carriageway can be accessed approximately 2 miles to the east of the town providing a direct link west into Cornwall or east to the Cathedral City of Exeter with its M5 motorway, mainline rail and international air links.

**DIRECTIONS**

From our office in Okehampton, from the traffic lights cross the staggered cross

roads past the White Hart Hotel (Weatherspoons) into George Street, take the second right hand turning after the Post Office into Station Road. Proceed up the hill and keeping the war memorial to your left and continuing straight up the hill into Tors Road whereupon the property will be found a short distance just past 'Leeze Park' on your right hand side.

**LETTING**

The property is available to let on a assured shorthold tenancy for 12 months , unfurnished and is available now .. RENT: £685.00 pcm exclusive of all charges. No smokers/pets. DEPOSIT: £790.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

**HOLDING DEPOSIT AND TENANT FEES**

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

**TENANT PROTECTION**

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

**RENTERS RIGHTS ACT**

It has been confirmed that phase one of the act will be implemented on 1st May 2026.

This legislation will introduce a number of significant changes to the rental sector and how tenancies in the private rented sector are conducted.

This includes the abolition of all fixed term tenancies in favour of assured periodic tenancies.

For further information and guidance, please contact our office or visit our website at [stags.co.uk](https://stags.co.uk). Additional information is available on the official government website at [www.gov.uk](https://www.gov.uk), or by copying and pasting the link below into your browser:

[https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing\\_the\\_renters\\_rights\\_act\\_roadmap.pdf](https://assets.publishing.service.gov.uk/media/6915beb8bc34c86ce4e6e730/Implementing_the_renters_rights_act_roadmap.pdf)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	